

A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

REPORT DATE: April 22, 2016

Project Name: Bilti Short Plat

Owner: Simon & Cecilia Bilti; 11624 SE 192nd St; Renton, WA 98057

Applicant/Contact: J. Hanson Consulting; 17446 Mallard Cove Lane; Mt. Vernon, WA 98274

File Number: LUA16-000012, SHPL-A, MOD

Project Manager: Rocale Timmons, Senior Planner

Project Summary: The applicant is requesting an Administrative Short Plat, street modification, and street improvement waiver for a four-lot subdivision of a 30,047 square foot property, within the R-8 zone, into 4 single family residential lots. The existing home would be retained and existing accessory structures would be demolished. A storm water detention vault would be located in the southeast corner of the site. Density would be approximately 7 dwelling units per net acre. Vehicle access to proposed lots would be through a new shared driveway along the southern border of the site extending from 116th Ave SE. Lot sizes range from 5,043 to 7,673 square feet. Studies submitted include tree retention worksheet, geotechnical report, drainage report, and landscape plan. A waiver from street improvements along 116th Ave SE, and a modification of RMC 4-6-060H2 to allow a private street longer than 150 feet without a turnaround has been requested.

Project Location: 19116 116th Ave SE

Site Area: 30,047 square feet (0.69 acres)



Project Location Map

April 22, 2016

Page 2 of 18

B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Wetland Reconnaissance, prepared by Altmann Oliver Associates, LLC (October 13, 2015)
- Exhibit 5: Tree Retention Worksheet
- Exhibit 6: Drainage Report, prepared by Offe Engineers, PLLC (November 20, 2015)
- Exhibit 7: Utility Plan
- Exhibit 8: Geotechnical Services Report, prepared by Robert M. Pride, LLC (date October 8, 2015)

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Simon & Cecilia Bilti
11624 SE 192nd St
Renton, WA 98057
- 2. **Zoning Classification:** Residential-8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Medium Density (MD)
- 4. **Existing Site Use:** Existing single family residence (proposed to remain)
- 5. **Critical Areas:** None
- 6. **Neighborhood Characteristics:**
 - a. **North:** Single Family Residential, R-8
 - b. **East:** Single Family Residential, R-4
 - c. **South:** Single Family Residential, R-8
 - d. **West:** Single Family Residential, R-8
- 6. **Site Area:** 0.69 Acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	5327	03/01/2008

E. PUBLIC SERVICES:

- 1. **Existing Utilities**
 - a. Water: Water service is provided by the Soos Creek Water and Sewer District.
 - b. Sewer: Sewer service is provided by the Soos Creek Water and Sewer District.

- c. Surface/Storm Water: The existing property does not contain stormwater facilities. There are stormwater mains located in 116th Ave SE fronting the subject property.
2. **Streets**: The subject property fronts on 116th Ave SE which is classified as a minor arterial street.
3. **Fire Protection**: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table
 - c. Section 4-2-110: Residential Development Standards
 - d. Section 4-2-115: Residential Design and Open Space Standards
2. **Chapter 4 Property Development Standards**
3. **Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
4. **Chapter 7 Subdivision Regulations**
 - a. Section 4-7-070: Detailed Procedures for Short Subdivision
5. **Chapter 9 Permits Specific**
 - b. Section 4-9-250: Variances, Waivers, Modifications, and Alternates
6. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The applicant is requesting an Administrative Short Plat, street modification, and street improvement waiver for a four-lot subdivision.
2. The Planning Division of the City of Renton accepted the above master application for review on January 12, 2016 and determined the application complete on January 19, 2016. The proposal complies with the 120 day review requirement.
3. The subject property is located on the east side of 116th Ave SE just north of SE 192nd St. The site currently contains a single family residence proposed to remain on site following approval of the short plat.
4. Access to the site would be provided via a new 26-foot wide shared driveway off of Lyons Avenue NE.
5. The 0.69 acre site is located within the Residential Medium Density (MD) Comprehensive Plan land use designation. The site is located within the Residential-8 (R-8) zoning classification.
6. The four lots would result in a net density of 7.02 dwelling units per acre (du/ac).
7. The project site is surrounded by existing single family residences.
8. In addition to the proposed four lots, a tract is proposed for access.
9. There are 2 significant trees located within the proposed development area. Both trees are proposed to be removed as part of the development of the short plat.

10. There are no critical areas located on site.
11. Approximately 980 cubic yards of material would be cut on site and approximately 470 cubic yards of fill is proposed to be brought into the site.
12. The applicant is proposing to begin construction in Summer of 2016.
13. Staff received no public comments.
14. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
15. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (MD) on the City's Comprehensive Plan Map. Land designated MD is intended to be used for place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill, within the Residential Medium Density (MD) Designation. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none">• Development of new single-family neighborhoods on large tracts of land outside the City Center,• Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and• Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.

16. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. The Residential-8 Zone (R-8) The Residential-8 Zone (R-8) is established for single family residential dwellings allowing a range of four (4) to eight (8) dwelling units per net acre. It is intended to implement the Residential Medium Density Comprehensive Plan designation. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. The proposal is compliant with the following development standards, pursuant to RMC 4-2-110A (ORD 5759), if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis			
✓	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment:</i> After the deduction of the proposed 5,290 square foot shared driveway tract from the 30,047 square foot gross site area, the project site would have a net area of 24,757 square feet (0.57 acres). The proposal for four lots on the project site would result in a net density of 7.02 dwelling units per acre (4 lots / 0.57 acres = 7.02 du/ac), which is within the allowed density range of the R-8 zone.</p>			
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zone is 5,000 square feet. A minimum lot width for cluster development of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-4 and the access tract.</p>			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	7,673	77	100
	Lot 2	5,043	65	77
	Lot 3	5,043	65	77
	Lot 4	6,940	69	100
	Access Tract	3,093	N/A	N/A
<p><i>Staff Comment:</i> The proposed lots would comply with the minimum lot size, width, and depth requirements for development within the R-8 zone.</p>				
Compliant if Condition of Approval is Met	<p>Setbacks: : The required setbacks in the R-8 zone are as follows: front yard is 20 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p> <p><i>Staff Comment:</i> The existing residence proposed to remain on proposed Lot 1 would maintain a 43.6-foot front yard setback, a 19.9-foot rear setback, and a minimum 5-foot side yard setback from the proposed access tract. The proposal does not comply with the rear yard setback requirement of the R-8 zone for the existing residences. Therefore, staff recommends as a condition of approval, the applicant revise the short plat plan to maintain a 20-foot rear yard setback from the existing residence to the new property. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. The setbacks for all new residences would be verified at the time of building permit review.</p>			
Compliant if condition of approval is met	<p>Building Standards: The R-8 zone has a maximum building coverage of 50% and a maximum impervious surface coverage of 65%.</p> <p>In the R-8 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height.</p>			

	<p>Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><i>Staff Comment:</i> The existing one-story single family residence proposed to remain on Lot 1 would have a building coverage of 11 percent (820 square foot building foot print / 7,673 square foot lot area = 11%). The existing single family residence would comply with the height and building coverage requirements of the R-8 zone. However information regarding the impervious surface area was not provided with the submittal materials and as a result compliance with the maximum impervious surface requirements could not be confirmed. Therefore, staff recommends as a condition of approval the applicant be required to demonstrate compliance with the impervious surface requirements of the R-8 zone prior to engineering permit approval. A revised short plat layout and impervious surface calculations shall be submitted to the Current Planning Project Manager at the time of Utility Construction Permit for review and approval.</p> <p>Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</p>
<p>Compliant if condition of approval is met</p>	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment:</i> A Conceptual Landscape Plan (Exhibit 3) was submitted with the short plat application materials. A 10-foot onsite landscape strip is proposed along the site's 116th Ave SE street frontage and a 3-foot landscape strip is proposed on the south side of the access tract. A Plant Schedule was included on the Landscape Plan (Exhibit 3), the following plants are proposed within the onsite landscape strips: Autumn brilliance trees, dwarf burning bush, arborvitae, crimson pugmy, harbor dwarf nandina, daylily, Autumn joy sedum, heartleaf bergenia, and kinnikinnick.</p> <p>The proposal does not include street trees in the front yard for those lots with no public street frontage. At a minimum, two (2) trees are required to be located in the front yard of each lot. Additionally, it is unclear the need for a reduction of the 10-foot wide landscape strip fronting 116th Ave SE, for what appears to be an expanded driveway for the existing home. The landscape plan also includes 1-gallon shrubbery to be planted which does not comply with the landscaping requirements pursuant to RMC 4-7-070. Finally, a combination of fencing, kinnikinnick, and arborvitae is provided along the southern property line in order to screen the proposed drive-aisle. In order to support the requested modification, staff is recommending the provision of fencing and arborvitae for the full extent of the proposed shared driveway along the southern property line (see FOF 22, Street Modification Analysis).</p> <p>Therefore, staff recommends as a condition of approval, that a revised detailed</p>

	<p><i>landscape plan, compliant with RMC 4-7-070, shall be submitted at the time of Utility Construction Permit Review for review and approval by the Current Planning Project Manager. The revised landscape plan shall include: at least two (2) trees within the front yard for those lots with no public street frontage; a 10-foot on-site landscape strip along 116th Ave SE, with the exception of areas for <u>required</u> walkways and driveways; shrubs must be at least a two (2) gallon container size at planting; and the provision of fencing and arborvitae for the full extent of the proposed shared driveway along the southern property line.</i></p> <p><i>On-site landscaping shall be installed prior to final inspection for the individual homes, landscaping within the right-of-way shall be installed prior to short plat recording.</i></p>
✓	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> A Tree Retention Worksheet (Exhibit 5) and Conceptual Landscape Plan (Exhibit 3) were submitted with the project application materials. According to the Tree Retention Worksheet (Exhibit 5), a total of 2 trees are currently located on site. Both trees are located within the proposed access tract. Therefore no trees are required to be retained.</p> <p>In addition, a tree planting plan was included on the Conceptual Landscape Plan (Exhibit 3). To comply with the minimum tree density requirements, the applicant is required to plant 2 significant trees, or gross equivalent caliper inches, per 5,000 square feet of lot area. Based on the lot areas proposed, the applicant would be required to provide a minimum of 2 trees on each lot. Compliance with this requirement may be achieved through the installation of additional trees, retention of existing trees, or a combination thereof. In order to comply with the minimum tree density requirements, staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit Application. The detailed landscape plan shall demonstrate compliance with minimum tree density requirement. Compliance with this requirement may be accomplished through the installation of minimum 2 inch caliper trees or through the retention of existing trees</p>

	<p>or a combination thereof. The revised landscape plan shall be submitted to the Current Planning Project Manager for review and approval.</p> <p>The trees shall be installed prior to the final inspection for the new homes.</p>
<p>Compliant if condition of approval is met</p>	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width for a two car garage and 9 feet for a one car garage at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> The existing single family residence proposed to remain on Lot 1 provides adequate area for the parking of a minimum of two vehicles. The current driveway access located along the west property line would be removed and a new driveway would extend from the proposed shared driveway tract. However, it is unclear if the proposal complies with the maximum driveway width allowance. To ensure that the new driveway to the existing residence complies with the driveway standards, staff recommends, as a condition of approval, that the applicant be required to limit the width of the new driveway, on proposed Lot 1, to a maximum of 16 feet for a two car garage and 9 feet for a one car garage at the property line. A revised short plat plan shall be submitted at the time of Utility Construction Permit application for review and approval by the Current Planning Project Manager prior to the issuance of the Construction Permit.</p> <p>Parking requirements and driveway grades for the new residences proposed on proposed Lots 2-4 would be verified at the time of building permit review.</p>
<p>N/A</p>	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> No fences or retaining walls are proposed.</p>

17. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new residential dwellings. The existing home, to be retained on proposed Lot 1, would not be required to comply with the Residential Design Standards as a result of the subject short plat. The proposal is consistent with the following design standards, unless noted otherwise:

<p>N/A</p>	<p>Lot Configuration: One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or
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	<ol style="list-style-type: none"> Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.
Compliance not yet demonstrated	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> Recessed from the front of the house and/or front porch at least eight feet (8'), or Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or Alley accessed, or Located so that the entry does not face a public and/or private street or an access easement, or Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or At least two feet (2') offset of second story from first story on one street facing facade. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> Hip or gabled with at least a six to twelve (6:12) pitch for the prominent

demonstrated	<p>form of the roof (dormers, etc., may have lesser pitch), or</p> <ol style="list-style-type: none"> 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

18. **Critical Areas:** There are no critical areas located on or near the project site.

19. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
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<p>See FOF 22</p>	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Access to the proposed lots would be provided via a 20-foot wide shared driveway. The proposed 20-foot wide shared driveway complies with the minimum 20-foot width requirement for emergency access. The shared driveway would have a length of 175 feet, which exceeds the maximum length of 150 feet permitted for a shared driveway without an emergency turnaround. A modification to the driveway standards was requested for a driveway which exceeds the maximum 200-foot length requirement (See FOF 22, Street Modification Criteria and Analysis). The width of the individual driveways would be verified at the time of building permit review for the new residences.</p>
<p>N/A</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> No blocks are proposed.</p>
<p>✓</p>	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> The proposed lots are rectangular in shape and are oriented to provide front yard areas facing the shared driveway with the exception of the existing residence to remain on proposed Lot 1 which would remain oriented to 116th Ave SE.</p> <p>As discussed above under FOF 16 all lots meet the minimum dimensional requirements for the R-8 zone.</p>
<p>Compliant if condition of approval is met</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The proposed project fronts 116th Ave SE, which is classified as a minor arterial. The minimum right-of-way (ROW) width required for this street classification is 91 feet. The existing right of way width in 116th Ave SE varies from 73 feet. Right-of-way dedication will be required to provide a minimum of 91 feet of ROW across the full length of the property. This dedication will be approximately 12.5 feet depending on a final survey.</p> <p>To meet the City's complete street standards, street improvements, including a pavement width of 27 feet from the center line, curb, gutter, and 8-foot planter strip, 8-foot sidewalk, and storm drainage improvements are required to be constructed in the right-of-way fronting the site per City code 4-6-060. The applicant submitted a waiver, in order to keep the existing street frontage improvements with a payment of a fee-in-lieu of the improvements, pursuant to RMC 4-9-250D (See FOF 21, Street Waiver/Fee-In-Lieu Analysis).</p> <p>Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. Traffic impact fees will be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development will be \$11,804.68. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.</p>

✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The proposed short plat is surrounded by existing detached single family residences located within the R-4 and R-8 zones. The proposed lots are similar in size and shape to the existing surrounding development pattern.</p>
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20. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are currently applicable at the rate of \$495.10 per single family unit. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Benson Hill Elementary, Nelson Middle School and Lindbergh High School. RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school and/or bustops.</p> <p>Future students are designated to be transported to school via bus for Middle and High School. Benson Hill Elementary is within walking distance of the proposed short plat.</p> <p>The applicant would be required to provide frontage improvements along 116th Ave SE. To the north of the subject site there are intermittent sidewalks on both sides of 116th Ave SE between the subject site and the Benson Hill Elementary. It is unclear at this time if a safe route exist between the subject site and Benson Hill Elementary.</p> <p>It is also unclear where bus stops will be located for the proposed development. Therefore, staff recommends as a condition of approval, the applicant be required to demonstrate safe walking conditions for students to/from the subject plat to bus stop locations and Benson Hill Elementary School prior to construction permit approval. This may include a dedicated shoulder, curb, or some other alternative as determined by the Current Planning Division.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. Currently the fee is assessed at \$5,643.00 per single family residence. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Parks: A Park Impact Fee would be required for the new single family homes. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> A Drainage Report, dated January 10, 2016, was submitted by Offe</p>

	<p>Engineers, PLLC (Exhibit 6) with the short plat application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core and special requirements have been discussed in the provided drainage report (Exhibit 6).</p> <p>Runoff from the existing site includes one single family residence where no stormwater conveyance system exists. Currently runoff from the site sheet flows into the yards of neighboring properties. The applicant is proposing the use of a detention vault for stormwater flow control. The development proposes to convey the stormwater discharge from the detention vault through the parcel (under same ownership) to the south, via a private utility easement, and into the existing conveyance system located in SE 192nd Street.</p> <p>The minimum required utility easement for pipe depths less than 8 feet is a 10-foot easement with 5-foot building setback lines (BSBL). The proposal does not provide sufficient building setbacks as currently designed (Exhibit 6). Therefore, staff recommends the applicant submit a revised drainage plan which complies with easement width and building setback requirements. The revised drainage plan shall be submitted to, and approved by, the Current Planning Plan Reviewer prior to, or concurrent with, Engineering Permit approval. If the proposed pipe were to be relocated within the proposed shared driveway it would likely meet spacing requirements.</p> <p>Additionally, the existing conveyance system located in SE 192nd Street is owned and maintained by the City of Kent. Therefore, staff recommends as a condition of approval the applicant be required to obtain and submit to the City of Renton approval and permits from the City of Kent for conveyance into SE 192nd Street prior to engineering permit approval.</p> <p>A surface water development fee of \$1,485.00 per new dwelling unit will apply. The project proposes the addition of (4) new single family residences. The total fee is \$5,940.00. This is payable prior to issuance of the utility construction permit.</p>
✓	<p>Water/Sanitary Sewer: The applicant shall provide a water availability certificate from Water District 90. A copy of the approved water plan from Water District 90 shall be provided to the City prior to approval of the Utility Construction Permit.</p>

21. **Street Waiver/Fee-In-Lieu Analysis:** All roads are required to meet street standards pursuant to RMC 4-6-060. The applicant is requesting a street waiver, from RMC 4-6-060, in order to pay a fee-in-lieu for the street frontage improvements along 116th Ave SE. The proposal is not in compliance with the following fee-in-lieu criteria, pursuant to RMC 4-9-060C9C. Therefore, staff is recommending denial of the requested fee-in-lieu, per the analysis in the table below. Staff is recommending, as a condition of approval, the applicant be required to submit revised street improvement plans which comply with RMC 4-4-060. Required street improvements include a pavement width of 27 feet from the center line, 0.5-foot curb and gutter, 8 foot planter strip, 8 foot sidewalk, and storm drainage improvements are required to be constructed. The revised street improvement plan shall be submitted to, and approved by, the Current Planning Plan Reviewer prior to, or concurrent with, Engineering Permit approval.

Compliance	Street Waiver/Fee-In-Lieu Analysis
Partially Complies	a. There are no similar improvements in the vicinity and there is no likelihood that the improvements will be needed or required in the next five (5) years; or

	<i>Staff Comment: There are existing frontage improvements to the north and west of the proposed development. Additionally, there is a potential developable property between the subject property and the existing sidewalk improvements which would provide similar improvements within the vicinity of the subject site.</i>
Does Not Comply	<p>b. Installation of the required improvement would require substantial off-site roadway modifications; or</p> <p><i>Staff Comment: The required frontage improvements would not require substantial off-site roadway modifications.</i></p>
Does Not Comply	<p>c. The Administrator determines that installation of the required improvements would result in a safety hazard; or</p> <p><i>Staff Comment: The Administrator has determined that the installation of the required improvements would not result in a safety hazard.</i></p>
Does Not Comply	<p>d. Other unusual circumstances preclude the construction of the improvements as required.</p> <p><i>Staff Comment: There are no known unusual circumstances that preclude the construction of these improvements.</i></p>

22. **Street Modification Analysis:** All roads are required to meet street standards pursuant to RMC 4-6-060. The applicant is requesting a street modification, from RMC 4-6-060, in order to construct a shared driveway with a length of 175 feet, which exceeds the maximum length of 150 feet permitted for a shared driveway without an emergency turnaround. The proposal is in compliance with the following modification criteria, pursuant to RMC 4-9-250.D. Therefore, staff is recommending approval of the requested modification subject to one condition of approval, per the following:

Compliance	Street Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The proposal complies with the policies and objectives of the Comprehensive Plan.</i></p>
Compliant if condition of approval is met	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><i>Staff Comment: The purpose of the City's street standards is to establish design standards and development requirements for street improvements to ensure reasonable and safe access to public and private properties. The Transportation Department has a transportation corridor plan for Rainier Ave N. The right-of-way would provide convenient access and travel for all users including pedestrians, bicyclists, and vehicles.</i></p> <p><i>The proposed private driveway would provide safe access to all lots via the shared driveway. Pursuant to RMC4-6-060.H.6 turnarounds may be waived by the Administrator when the proposal would not create an increased need for emergency operations. . Only two of the proposed lots are located beyond the 150 foot fire access termination. Both lots would have adequate turn-around area to safely come in and out of the driveway. The Fire Department has determined that a turnaround may be waived in this case.</i></p> <p><i>A combination of fencing, kinnikinnick, and arborvitae is provided along the southern</i></p>

	<p>property line in order to screen/buffer the proposed drive-aisle from the neighboring property to the south. However, it is unclear why the fence and arborvitae are only used for portions of the southern property line to buffer the development to the south. The screening/buffer would be more effective in meeting appearance objectives for attractive design should fencing and arborvitae be provided for the full extent of the proposed shared driveway along the southern property line. Therefore staff has recommended that a revised landscape plan be provided with the inclusion of fencing and arborvitae be provided for the full extent of the proposed shared driveway along the southern property line (see FOF 16, R-8 Zone Develop Standards and Analysis: Landscaping).</p> <p>The proposal is expected to meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment if the condition of approval is met.</p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u> The proposed private driveway would only serve the Bilti Short Plat. No other properties would use the private driveway. Emergency services could serve other properties in the area without using the private driveway.</p> <p>Therefore, the proposed modification is not anticipated to be injurious to other properties within the vicinity of the site.</p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><u>Staff Comment:</u> See comments under criterion 'b'.</p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><u>Staff Comment:</u> See comments under criterion 'b'.</p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u> See comments under criterion 'c'.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Medium Density (MD) Comprehensive Plan designation and complies with the goals and policies established with this designation of all conditions of approval are met, see FOF 15.
2. The subject site is located in the R-8 zoning classification and complies with the zoning and development standards established with this zone provided the applicant complies with City Code and conditions of approval, see FOF 16.
3. Compliance with the Residential Design and Open Space Standards will be verified for the new single family homes at the time of building permit approval, see FOF 17.
4. There are no Critical Areas located on the project site, see FOF 18.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 19.
6. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 19.
7. The proposal is not in compliance with the following fee-in-lieu criteria, pursuant to RMC 4-9-060C9C. Therefore, staff is recommending denial of the requested fee-in-lieu, see FOF, 20.

8. The proposed street modification from RMC 4-6-060, is compliant with criteria pursuant to RMC 4-9-250D, in order to , in order to construct a shared driveway with a length of 175 feet, which exceeds the maximum length of 150 feet permitted for a shared driveway without an emergency turnaround (see FOF 22). Therefore, staff recommends approval of the Street Modification.
9. There are safe walking routes to the school bus stop if all conditions of approval are met, see FOF 20.
10. There are adequate public services and facilities to accommodate the proposed short plat if all conditions of approval are met, see FOF 20.

J. DECISION:

The Bilti Short Plat, File No. LUA16-000012, as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. The applicant shall revise the short plat plan to maintain a 20-foot rear yard setback from the existing residence to the new property. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
2. The applicant shall be required to demonstrate compliance with the impervious surface requirements of the R-8 zone prior to engineering permit approval. A revised short plat layout and impervious surface calculations shall be submitted to the Current Planning Project Manager at the time of Utility Construction Permit for review and approval.
3. A revised detailed landscape plan, compliant with RMC 4-7-070, shall be submitted at the time of Utility Construction Permit Review for review and approval by the Current Planning Project Manager. The revised landscape plan shall include: at least two (2) trees within the front yard for those lots with no public street frontage; a 10-foot on-site landscape strip along 116th Ave SE, with the exception of areas for required walkways and driveways; shrubs must be at least a two (2) gallon container size at planting; and the provision of fencing and arborvitae for the full extent of the proposed shared driveway along the southern property line.
4. A detailed landscape plan shall be submitted at the time of Utility Construction Permit Application. The detailed landscape plan shall demonstrate compliance with minimum tree density requirement. Compliance with this requirement may be accomplished through the installation of minimum 2 inch caliper trees or through the retention of existing trees or a combination thereof. The revised landscape plan shall be submitted to the Current Planning Project Manager for review and approval.
5. The applicant shall be required limit the width of the new driveway, on proposed Lot 1, to a maximum of 16 feet for a two car garage and 9 feet for a one car garage at the property line. A revised short plat plan shall be submitted at the time of Utility Construction Permit application for review and approval by the Current Planning Project Manager prior to the issuance of the Construction Permit.
6. The applicant shall be required to demonstrate safe walking conditions for students to/from the subject plat to bus stop locations and Benson Hill Elementary School prior to construction permit approval. This may include a dedicated shoulder, curb, or some other alternative as determined by the Current Planning Division.
7. The applicant shall submit a revised drainage plan which complies with easement width and building setback requirements. The revised drainage plan shall be submitted to, and approved by, the Current Planning Plan Reviewer prior to, or concurrent with, Engineering Permit approval.
8. The applicant shall be required to obtain and submit to the City of Renton approval and permits from the City of Kent for conveyance into SE 192nd Street prior to engineering permit approval.
9. The applicant shall be required to submit revised street improvement plans which comply with RMC 4-4-060. Required street improvements include a pavement width of 27 feet from the center line, 0.5-

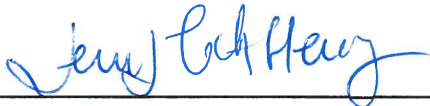
April 22, 2016

Page 17 of 18

foot curb and gutter, 8 foot planter strip, 8 foot sidewalk, and storm drainage improvements are required to be constructed. The revised street improvement plan shall be submitted to, and approved by, the Current Planning Plan Reviewer prior to, or concurrent with, Engineering Permit approval.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director

4/22/2016

Date

TRANSMITTED this 22nd day of April, 2016 to the Owner/Applicant/Contact:

Owner:

Simon & Cecilia Bilti
11624 SE 192nd St
Renton, WA 98057

Applicant/Contact

J. Hanson Consulting
17446 Mallard Cove Lane
Mt. Vernon, WA 98274

TRANSMITTED this 22nd day of April, 2016 to the Parties of Record:

Melissa Rowe
PO Box 13008
Des Moines, WA 98198

TRANSMITTED this 22nd day of April, 2016 to the following:

Chip Vincent, CED Administrator
Brianna Bannwarth, Development Engineering Manager
Jan Conklin, Development Services
Vanessa Dolbee, Current Planning Manager
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

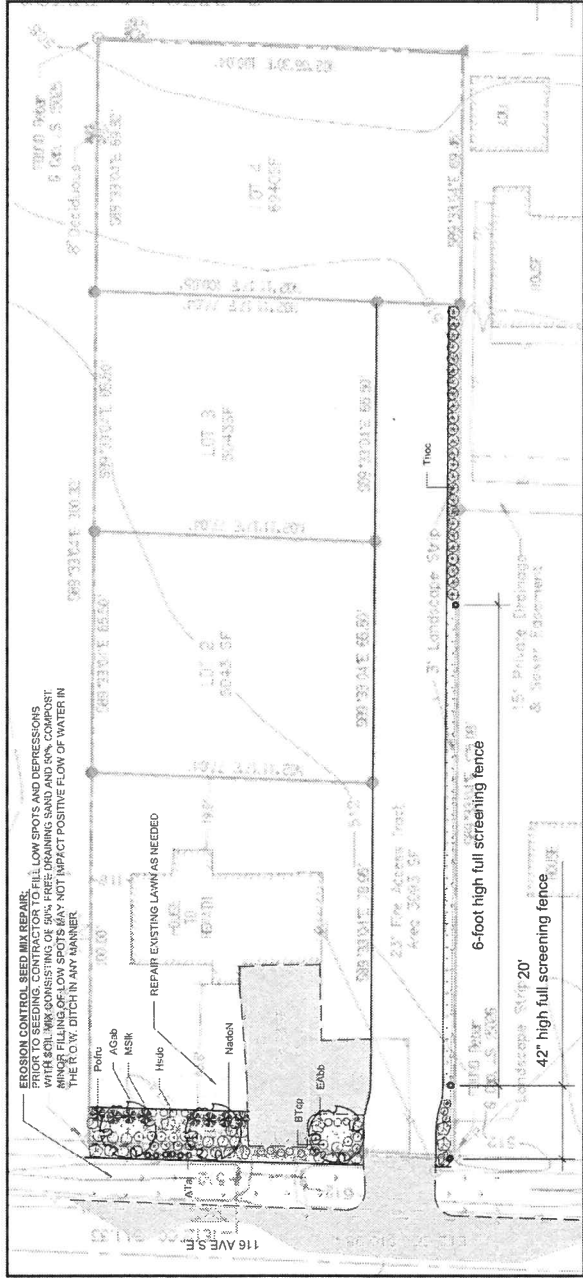
APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on May 6, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable

prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

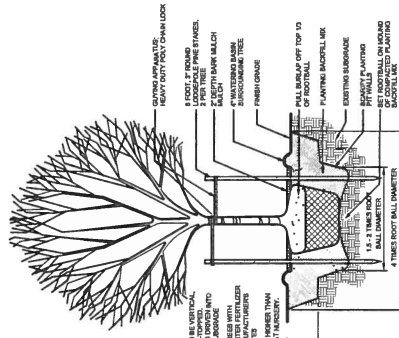


STREET FRONTAGE LANDSCAPE
1" = 16'-0" (CHECK SCALE BAR FOR ACCURACY)

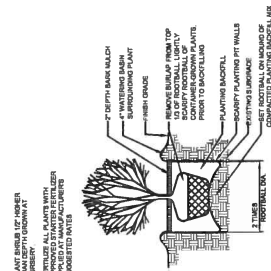
PLANTING LEGEND

Broadleaf Deciduous	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Quantity 3		<i>Anemone pulsatilla</i>	Anemone	AGab	2" Cal
Grass	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Quantity 12		<i>Miscanthus sinensis</i>	Miscanthus	MSK	1-Gal
Ground Cover	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Quantity 56		<i>Acorus calamus</i>	Acorus	Arv	1-Gal
Perennial	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Quantity 3		<i>Bergenia cordifolia</i>	Bergenia	Beco	1-Gal
Quantity 12		<i>Hemerocallis stellas de Oro</i>	Hemerocallis	Hedo	1-Gal
Quantity 8		<i>Sedum telephium</i>	Sedum	ATel	1-Gal
Shrub	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Quantity 16		<i>Gasteria dumalis</i>	Gasteria	GTcp	1-Gal
Quantity 8		<i>Euphorbia pulcherrima</i>	Euphorbia	Enub	2-Gal
Quantity 21		<i>Nerandria domestica</i>	Nerandria	Nado	2-Gal
Quantity 9		<i>Pilea peltata</i>	Pilea	Ppft	2-Gal
Quantity 25		<i>Thuja occidentalis</i>	Thuja	Tico	4" - 6"
Unknown Category	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Quantity 843		<i>Eriogonum fasciculatum</i>	Eriogonum	Erfa	4" - 6"
as needed		<i>Miscanthus sinensis</i>	Miscanthus	MSK	1-Gal

TREE PLANTING
NO SCALE



SHRUB PLANTING
NO SCALE



GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
- ALL PLANT MATERIALS AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, 2002.
- PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES. SHALL BE FREE OF DISEASE, INSEST, DAMAGE, INJURY, AND DEFECTS. PLANT MATERIAL SHALL BE PLANTED WITH ROOTS AND SOIL IN GOOD CONDITION.
- SEE NOTES THIS SHEET FOR TOPSOIL DEPTH AND SPECIFICATION.
- FINE BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
- ALL PLANTING ARE TO BE DONE WITH A WETTING AGENT (ITEM-WET OR EQUAL) APPLIED AT MANUFACTURER'S RECOMMENDED RATE.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONTACT.
- LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING WALLS AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE WHOLE SATISFACTION AND AT NO ADDITIONAL COST.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
- ALL AREAS TO BE PLANTED WITH GROUNDCOVERS ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
- SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE.
- ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT FROM FOUNDATION.
- ALL GRASSES, DIMENSIONS AND DRAINAGE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PLANTING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- PLANTING PLAN EMPHASIZES DROUGHT TOLERANT AND NATIVE PLANTS TO BE USED IN AN AMENDED SOIL IN LIEU OF AN AUTOMATED IRRIGATION SYSTEM AS A WATER CONSERVATION BEST PRACTICE ESTABLISHMENT.
- BASERAMP PROVIDED BY DRYDO SURVEYING, INC.

SOIL NOTES

- CONTRACTOR MAY STOCKPILE SITE TOPSOIL FOR POSSIBLE RE-USE IN LANDSCAPE BEDS. STOCKPILED TOPSOIL TO BE APPROVED BY OWNER REPRESENTATIVE.
- SITE TOPSOIL TO BE SCREENED TO REMOVE ALL GRASS CLOS AND DEBRIS LARGER THAN 1"
- EXISTING SITE TOPSOIL TO BE AMENDED WITH COMPOST AT A RATIO OF 3:1. 3 UNITS OF EXISTING SOIL TO ONE UNIT OF COMPOST.
- IN LIEU OF AMENDING SITE TOPSOIL CONTRACTORS MAY CHOOSE TO USE IMPORTED 3WAY TOPSOIL.
- TOPSOIL DEPTHS
 - TOPSOIL TO BE PLACED AT A MINIMUM OF 6" IN ALL LANDSCAPE BED AREAS AND FILLED INTO EXISTING SUBGRADE.
 - IN ALL INSTANCES, PLACED TOPSOIL TO BE ROTOTILLED INTO EXISTING GRADE.

EXHIBIT 3

Bliti Short Plat
116th Ave SE
Renton, WA 98056

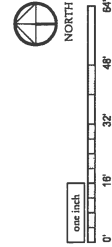
ecobioDesign
Landscape Architecture and Planning
P.O. Box 413300
Seattle, WA 98143-0300
www.ecobioDesign.com

designed by: Jiri Haver

SCALES:
HORIZONTAL: 1" = 16'
VERTICAL: N/A
DESIGNED: JH
DRAWN: JH
CHECKED: JH

PLANTING PLAN

ISSUE DATE: 12.21.15
DRAWING: 141319
JOB NO.: 14193
SHEET: L-1



**Full Document
Available upon Request**

Alumanni Oliver Associates, LLC

PO Box 578

Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture



October 13, 2015

AOA-5011

Simion Bilti
11624 SE 192nd St.
Renton, WA 98058

**SUBJECT: Wetland Reconnaissance for Bilti Short Plat
19116 - 116th Ave. SE (Parcel 619840-0161), City of Renton, WA**

Dear Simion:

On October 8, 2015 I conducted a wetland and stream reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. No wetlands or streams were identified on or adjacent to the property during the site review.

The western portion of the site is developed with a single-family residence and associated detached out-building. The remainder of the property consisted of a mowed lawn that slopes gently down from west to east. Vegetation on the site included grasses, dandelion (*Taraxacum officinale*), and cats ear (*Hypochaeris radicata*). The undeveloped area off-site to the north consisted primarily of scattered trees and an understory of monotypic Himalayan blackberry (*Rubus armeniacus*). No hydrophytic plant communities were observed on or adjacent to the site.

The entire property is mapped by the Natural Resources Conservation Service (NRCS) as Alderwood Gravelly Sandy Loam, a non-hydric soil. Borings taken throughout the site revealed high-chroma dry non-hydric soils and there was no evidence of prolonged soil saturation or ponding anywhere on the property.

Conclusion

No wetlands were identified on or adjacent to the site during the field investigation.

EXHIBIT 4

TREE RETENTION WORKSHEET

Planning Division

1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 | www.rentonwa.gov

1. **Total number of trees over 6" diameter¹, or alder or cottonwood trees at least 8" in diameter on project site** 2 trees
2. **Deductions:** Certain trees are excluded from the retention calculation:
 - Trees that are dangerous² trees
 - Trees in proposed public streets trees
 - Trees in proposed private access easements/tracts 2 trees
 - Trees in critical areas³ and buffers trees**Total number of excluded trees:** 2 trees
3. **Subtract *line 2* from *line 1*:** 0 trees
4. **Next, to determine the number of trees that must be retained⁴, multiply *line 3* by:**
 - 0.3 in zones RC, R-1, R-4, R-6 or R-8
 - 0.2 in all other residential zones
 - 0.1 in all commercial and industrial zones0 trees
5. **List the number of 6" in diameter, or alder or cottonwood trees over 8" in diameter that you are proposing⁵ to retain⁴:** 0 trees
6. **Subtract *line 5* from *line 4* for trees to be replaced:**
(if line 6 is zero or less, stop here. No replacement trees are required) 0 trees
7. **Multiply *line 6* by 12" for number of required replacement inches:** inches
8. **Proposed size of trees to meet additional planting requirement:**
(Minimum 2" caliper trees required) inches per tree
9. **Divide *line 7* by *line 8* for number of replacement trees⁶:**
(If remainder is .5 or greater, round up to the next whole number) trees

¹ Measured at 4.5' above grade.

² A tree certified, in a written report, as dead, terminally diseased, damaged, or otherwise dangerous to persons or property by a licensed landscape architect, or certified arborist, and approved by the City.

³ Critical areas, such as wetlands, streams, floodplains and protected slopes, are defined in RMC 4-3-050.

⁴ Count only those trees to be retained outside of critical areas and buffers.

⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees.

⁶ When the required number of protected trees cannot be retained, replacement trees, with a minimum height of six feet (6') tall, shall be planted. See RMC 4-4-130.H.1.e.(ii) for prohibited types of replacement trees.

Bilti Short Plat

19116 – 116th Avenue SE
Renton, Washington 98056
K.C parcel #619840-0161

Preliminary Drainage Report

January 10, 2016

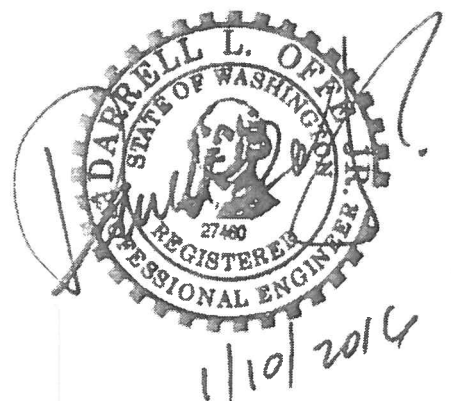
Prepared for:

Simion & Cecilia Bilti
C/O Jim Hanson
17446 mallard Cove lane
Mt. Vernon, Washington 98274
(360) 840-9519 office
jchanson@frontier.com

Prepared by:

Offe Engineers, PLLC
Darrell Offe, P.E.
13932 SE 159th Place
Renton, Washington 98058-7832
(425) 260-3412 office
darrell.offe@comcast.net

EXHIBIT 6



October 8, 2015

**Full Document
Available upon Request**

Mr. Simon Bilti
c/o Mr. James Hanson
17446 Mallard Cove Lane
Mt. Vernon, WA 98274

Re: Geotechnical Site Assessment
Proposed Residences
Lots 2, 3 and 4 – 116th Avenue SE
Renton, Washington

Dear Mr. Hanson,

This report summarizes the results of our geologic evaluation of the property located on the east side of 116th Avenue SE and just north of SE 192nd Street in Renton. Preliminary design shows that there will be three proposed residences constructed on these lots as shown on the Dryco survey plan.

The purpose of this report is to describe the geologic conditions onsite, and to provide recommendations for the proposed residential construction. References include geologic mapping by Booth, et al and previous geotechnical investigations performed in this area of Renton.

Site Conditions

The three lots are located east of an existing residence that is located on the east side of 116th Avenue. Access to the three lots to the rear of this residence will be provided by a driveway along the south side of these lots.

Our site assessment combined with geologic research shows that this area is underlain by dense glacial deposits (Qvt) that consist primarily of silty sands with gravel. These soils will provide excellent support for the new structure foundations, but onsite infiltration cannot be adequately accomplished into these very dense soils.

Geotechnical Recommendations

On the basis of my geotechnical site assessment the underlying glacial deposits will provide satisfactory structure support using a recommended soil bearing value of 2000 psf and a friction value of 0.4 (FS = 1.5). All footings should extend down through the upper topsoil layer and bear on the underlying dense native soils.

Resistance to lateral loading may be provided using a passive earth pressure of 250 pcf and a seismic value of 8H. It is recommended that perforated subdrain piping be installed around the perimeter of the foundations, with discharge to a catch basin.